

**Subject:** 11/08/2016 02:30 PM - Planning and Land Use Management Committee Meeting  
**From:** City Clerk  
**Date:** 11/04/2016 01:18 PM  
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TITLE: Planning and Land Use Management Committee Meeting  
DATE: 11/08/2016  
TIME: 02:30 PM

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## PLANNING AND LAND USE MANAGEMENT COMMITTEE

Tuesday, November 8, 2016

BOARD OF PUBLIC WORKS EDWARD R. ROYBAL HEARING ROOM 350 - 2:30 PM

200 NORTH SPRING STREET, LOS ANGELES, CA 90012

MEMBERS: COUNCILMEMBER JOSE HUIZAR, CHAIR  
COUNCILMEMBER MARQUEECE HARRIS-DAWSON  
COUNCILMEMBER GILBERT A. CEDILLO  
COUNCILMEMBER MITCHELL ENGLANDER  
COUNCILMEMBER CURREN D. PRICE, JR.

(Sharon Dickinson - Legislative Assistant - (213)-978-1074 or email [Sharon.Dickinson@lacity.org](mailto:Sharon.Dickinson@lacity.org))

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Note: For information regarding the Committee and its operations, please contact the Committee Legislative Assistant at the phone number and/or email address listed above. The Legislative Assistant may answer questions and provide materials and notice of matters scheduled before the City Council. Sign Language Interpreters, Communication Access Real-Time Transcription (CART), Assistive Listening Devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting/event you wish to attend. Due to difficulties in securing Sign Language Interpreters, five or more business days notice is strongly recommended. For additional information, please contact the Legislative Assistant listed above.

MULTIPLE AGENDA ITEM COMMENT

GENERAL PUBLIC COMMENT

ITEM NO. (1)  
[07-1175](#)

Director of Planning oral status report relative to ongoing development of City planning policies, work programs, operations, and other items of interest.

ITEM NO. (2)  
[16-0767](#)

Motion (Huizar - O'Farrell) relative to the Department of City Planning to include a statement in its departmental reports each time a project is considered by the Planning and Land Use Management Committee, which removes Rent Stabilization Ordinance (RSO) units, and which delineates how it impacts the City's RSO inventory.

Fiscal Impact Statement: No

Community Impact Statement: Yes  
For: Glassell Park Neighborhood Council

ITEM NO. (3)  
[14-0268-S8](#)

Motion (Huizar - O'Farrell - Fuentes) relative to the City Attorney, with the assistance of the Housing and Community Investment Department and the Department of City Planning, to prepare an Ordinance that will eliminate loopholes in the Los Angeles Municipal Code that allow project applicants to file for the subdivision/conversion of Rent Stabilized Ordinance units to condominiums, and thereafter, develop the property to an entirely different use in order to circumvent the payment of relocation assistance.

Community Impact Statement: None submitted.

ITEM NO. (4) **RELATED TO ITEM 5 (16-0960)**  
[16-0960-S1](#)

CD 9

**TIME LIMIT: 12/8/16; LAST DAY FOR COUNCIL ACTION: 12/7/16**

Mitigated Negative Declaration, Mitigation Monitoring Program and related California Environmental Quality Act (CEQA) findings, reports from the Mayor, Los Angeles City Planning Commission and Department of City Planning, Resolution relative to a General Plan Amendment to amend the South Los Angeles Community Plan to re-designate the parcels located at 816 and 820 West Martin Luther King, Jr. Boulevard from High Medium Residential to Community Commercial land use; to remove Footnote No. One from the subject property to allow Height District No. Two on the site in lieu of the underlying Height District No. One, and Ordinances to effect a Zone and Height District Change from C2-1 and R3-1 to (T)(Q)C2-2 and Building Line Removal to remove a varying five, ten, and 15-foot Building Line along Martin Luther King, Jr. Boulevard, established under Ordinance Nos. 115573 and 123519, for the demolition of a two-story, 4,175 square-foot commercial building and surface parking lots, and the construction, use, and maintenance of two, five-story structures on the southeast and southwest corners of Martin Luther King, Jr. Boulevard and Hoover Street, containing the new Honda of Downtown Los Angeles automobile dealership, vehicle service facilities, and vehicle storage; east structure at 68 feet in height, comprising approximately 152,477 square feet of space, with a Floor Area Ratio (FAR) of 3.58 to 1 containing the primary dealership uses and provide 92 automobile parking spaces (exclusive of vehicle storage) and 10 bicycle parking spaces, the west structure at 54 feet in height and comprising approximately 105,075 square feet of space with a 3.83 to 1 FAR will be used for vehicle storage, for the properties located at 704-706, 730-740, 800-820 West Martin Luther King, Jr. Boulevard and 703-703 1/2 and 705 West 40th Place, subject to modified Conditions of Approval.

Applicant: Josef Shuster, Celebrity Realty Holdings LLC

Representative: Edgar Khalatian, Mayer Brown LLP

Case No. CPC-2016-1032-GPA-ZC-HD-BL-ZAD-SPR

CEQA No. ENV-2016-1036-MND

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

ITEM NO. (5) **RELATED TO ITEM 4 (16-0960-S1)**

[16-0960](#)

CD 9

Mitigated Negative Declaration, Mitigation Monitoring Program and related California Environmental Quality Act (CEQA) findings, and a report from the Los Angeles City Planning Commission relative to a proposed Ordinance to execute a Development Agreement between the City of Los Angeles and Celebrity Realty Holdings, LLC, for a term of approximately two years, and the provision of public benefits with a combined value of \$150,000, for the properties located at 704-706, 730-740 and 800-820 West Martin Luther King Jr. Boulevard and 703-703 1/2 and 705 West 40th Place.

Applicant: Josef Shuster, Celebrity Holdings, LLC

Representative: Edgar Khalatian, Mayer Brown, LLP

Case No. CPC-2016-1034-DA

CEQA No. ENV-2016-1036-MND

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

ITEM NO. (6)

[16-1059](#)

CD 3

**TIME LIMIT: 12/20/16; LAST DAY FOR COUNCIL ACTION: 12/14/16**

Mitigated Negative Declaration, Mitigation Monitoring Program and related California Environmental Quality Act (CEQA) findings, report from the South Valley Area Planning Commission (SVAPC) and Ordinances relative to a Zone Change from (T)R1-1-RIO to (T)(Q)RD5-1-RIO and a Building Line Removal for the 42-foot building line on Vanowen Street for the construction of nine individual lots in a small lot subdivision on a project site of approximately 48,000 square feet and dwellings will be 28 feet in height; 47 parking spaces will be provided, 18 uncovered spaces in each unit's driveway and nine additional uncovered guest parking spaces on the private street with a recreational area of 2,900 square-feet for the property located at 18726-18730 West Vanowen Street, subject to Conditions of Approval. (The applicant has revised the project from an original request of the construction of ten single-family dwellings on ten individual lots, therefore the SVAPC dismissed the variance request as it was no longer relevant to the project.)

Applicant: Welby Village LLC

Representative: Chuck Francouer, Montage Development, Incorporated

Case No. APCSV-2016-145-ZC-BL-ZV

CEQA: ENV-2016-144-MND

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (7)

[14-0656-S32](#)

CD 5 Application filed by Babak Shayestehfar requesting a Hardship Exemption from Baseline Mansionization Interim Control Ordinance No. 183496 for the replacement of garage doors and windows, change to the exterior stucco, enclosure of the front balcony with glass or iron railing to cover the front entry, addition of less than 100 square feet in the back elevation, and the removal of original moldings and canopy, to the existing single family residence which includes four bedrooms, six bathrooms and is approximately 3,934 square feet with an attached garage sitting on approximately a 10,322 square-foot lot, for the property located at 939 Westholme Avenue.

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

ITEM NO. (8)

[16-1069](#)

CD 13 **TIME LIMIT: 12/15/16; LAST DAY FOR COUNCIL ACTION: 12/14/16**

Report from the Cultural Heritage Commission relative to the inclusion of the S. T. Falk Apartments located at 3631-3635 Carnation Avenue and 1810-1816 Lucile Avenue in the list of Historic-Cultural Monuments.

Owner/Applicant: John-Mark Horton

Case No. CHC-2016-1078-HCM

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (9)

[16-1072](#)

CD 5 **TIME LIMIT: 12/15/16; LAST DAY FOR COUNCIL ACTION: 12/14/16**

Report from the Cultural Heritage Commission relative to the inclusion of the S. Charles Lee Residence located at 1078 South Hayworth Avenue in the list of Historic-Cultural Monuments.

Owner/Applicant: Barbara Jones

Case No. CHC-2016-2025-HCM

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (10)

[16-1073](#)

CD 13 **TIME LIMIT: 12/15/16; LAST DAY FOR COUNCIL ACTION: 12/14/16**

Report from the Cultural Heritage Commission relative to the inclusion of the Tom of Finland House located at 1419-1421 Laveta Terrace in the list of Historic-Cultural Monuments.

Owner/Applicant: Durk Dehner

Case No. CHC-2016-2510-HCM

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (11)

[16-1075](#)

CD 4

**TIME LIMIT: 12/15/16; LAST DAY FOR COUNCIL ACTION: 12/14/16**

Report from the Cultural Heritage Commission relative to the inclusion of the Charlotte and Robert Disney House located at 4406 West Kingswell Avenue in the list of Historic-Cultural Monuments.

Owner(s): Sang Ho Yoo, Krystal Yoo, and Hyun Bae Kim

Applicant: City of Los Angeles, Planning Department

Case No. CHC-2016-2575-HCM

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

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